

#### ZONE RU-1M(A)

LANDSCAPE OPEN SPACE: (IF APPLICABLE) 35 %  
 GREENBELT WIDTH: (IF APPLICABLE) 35 FT.  
 MAXIMUM LAWN AREA: ( 35 % MAX.)

REQUIRED 35 %  
 PROVIDED 69.6 %  
 19,814.81 SF. 38,583.17 SF.

TREES PER LOT: - 3 TREES/ LOT  
 STREET TREES: (35' O.C. AVG.)  
 TOTAL TREES:  
 SHRUBS: (10 SHRUBS PER TREE REQUIRED)

REQUIRED 105  
 PROVIDED 135  
 11 11  
 182 212  
 1,250 2,120

#### PLANT SCHEDULE:

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
TREES					
11	77	SUETENIA MAHOGANY	MAHOGANY	YES	12' HGT. X 5' SPRD.
10	70	CONOCARPUS ERECTUS	BUTTWOOD	YES	10'-12' HGT. X 5' SPRD.
45	45	QUERCUS VIRGINIANA	LIVE OAK	YES	10'-12' HGT. X 5' SPRD.
20	20	SABAL PALMETTO	CABBAGE PALM	YES	10'-12' HGT. X 5' SPRD.
SHRUBS					
2/20	2/20	CALLICARPA AMERICAN	BEAUTY BUSH	YES	24' MAX. HGT.
3' LAYER MULCH MINIMUM					
800	800	ST. AUGUSTINE SOD	SOLID SOD, LAID TIGHTLY IN PLACE, 95% WEED AND DISEASE FREE		
STENOTAPHRUM SECUNDATUM 'FLORATAM'					

NOTE: MIN. TREE TRUNK OF 4" IN DIAMETER

#### ZONE RU-3M

LANDSCAPE OPEN SPACE: (IF APPLICABLE) 30 %  
 GREENBELT WIDTH: (IF APPLICABLE) 30 FT.  
 MAXIMUM LAWN AREA: ( 60 % MAX.)

REQUIRED 30 %  
 PROVIDED 66.8 %  
 66,193.53 SF. 66,812.02 SF.

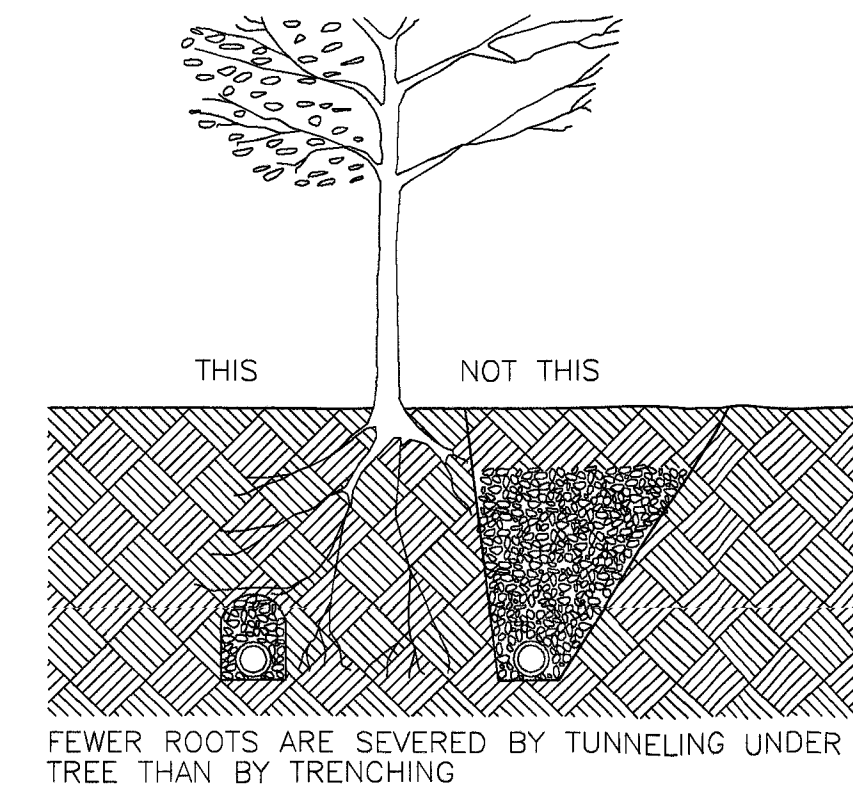
TREES PER ACRE: - 28 TREES/ ACRE  
 STREET TREES: (35' O.C. AVG.)  
 TOTAL TREES:  
 SHRUBS: (10 SHRUBS PER TREE REQUIRED)

REQUIRED 1326.64  
 PROVIDED 1327  
 239 250  
 1,561.64 1,511  
 15,616.4 15,110

#### PLANT SCHEDULE:

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
TREES					
6/35	6/35	SUETENIA MAHOGANY	MAHOGANY	YES	12' HGT. X 5' SPRD.
325	325	CONOCARPUS ERECTUS	BUTTWOOD	YES	10'-12' HGT. X 5' SPRD.
250	250	QUERCUS VIRGINIANA	LIVE OAK	YES	10'-12' HGT. X 5' SPRD.
305	305	SABAL PALMETTO	CABBAGE PALM	YES	10'-12' HGT. X 5' SPRD.
SHRUBS					
15,110	15,110	CALLICARPA AMERICAN	BEAUTY BUSH	YES	24' MAX. HGT.
3' LAYER MULCH MINIMUM					
800	800	ST. AUGUSTINE SOD	SOLID SOD, LAID TIGHTLY IN PLACE, 95% WEED AND DISEASE FREE		
STENOTAPHRUM SECUNDATUM 'FLORATAM'					

NOTE: MIN. TREE TRUNK OF 4" IN DIAMETER



#### LANDSCAPE NOTES:

- ALL PLANTS MATERIAL SHALL BE FL. NO. 1 OR BETTER IN GRADE AND QUALITY.
- THE SOD MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE FLORATAM.
- A MINIMUM OF 30% OF THE REQUIRED TREES AND OR PALMS SHALL BE NATIVE SPECIES.
- A MAXIMUM OF 20% OF THE NATIVE TREES CAN BE SABAL PALMETTO, (CABBAGE PALM).
- A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NGVD, OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJUTING THE PROPERTY.  
 AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.  
 LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.  
 APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (BFE).  
 ALL AREAS BELOW BFE SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENINGS WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE. OPENING WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW BFE.  
 THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. INTERCEPTOR BASINS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

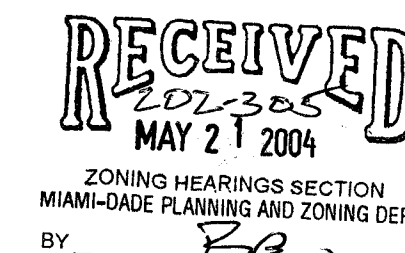
TIE-BEAM ELEVATION CERTIFICATE IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (COMPLETION HOLD 186) (103-3D3) CALL 375-6688

O&M (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION. O&M (OFFICIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER.

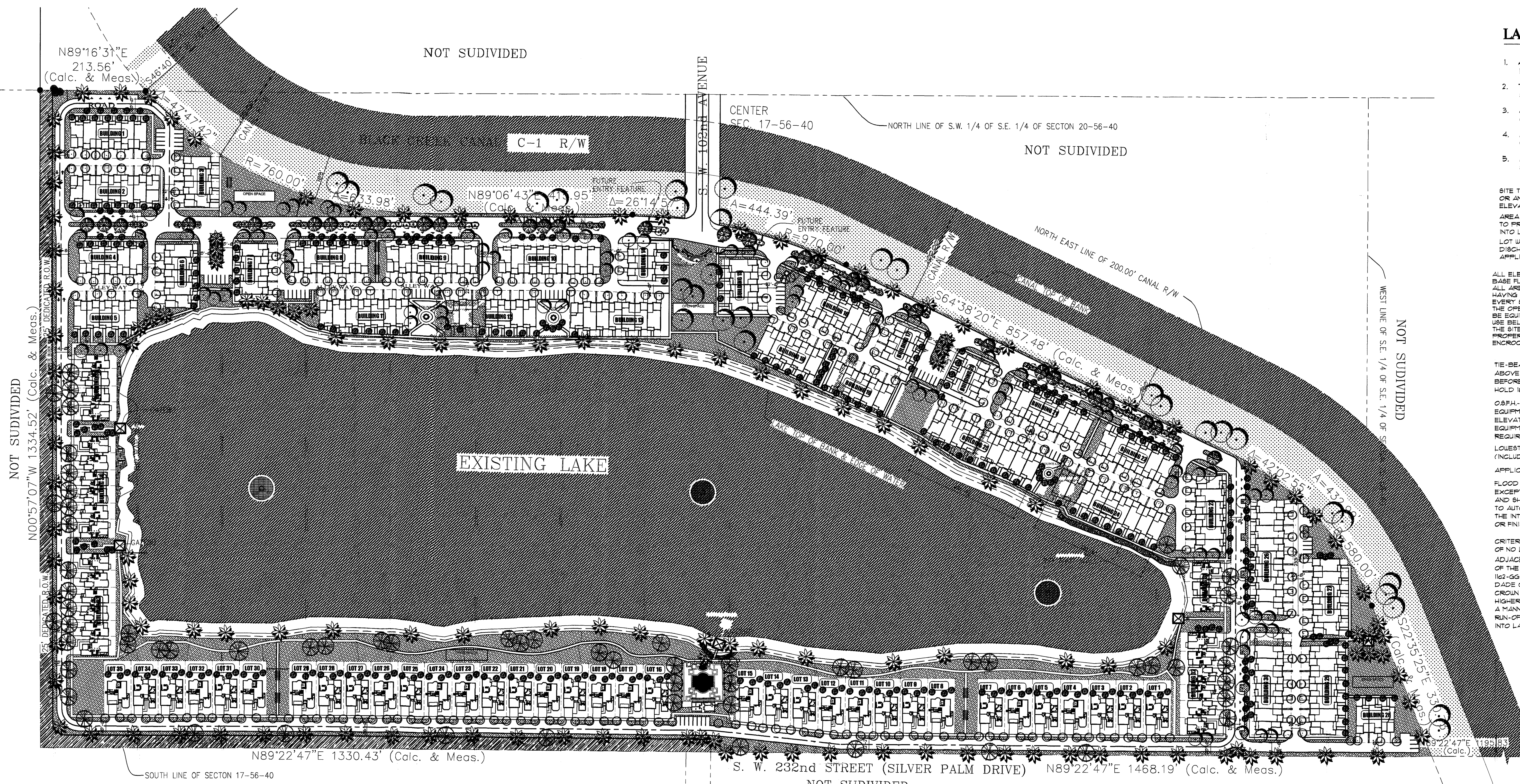
LOWEST FLOOR: SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 10-3, 10-4, 10-5.

FLOOD ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES 1A, PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS. THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISHED (FLOOD RESISTANT MATERIALS ONLY) INTO SEPARATE ROOMS OR

CRITERIA: (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA ADJACENT GRADE 102-2. (2) SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE. 102-65. MINIMUM FINISHED GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CRITERIA MAP AT A SPECIFIC DEVELOPMENT SITE OR CROWN OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD, WHICHEVER IS HIGHER (OR A WAIVER MUST BE OBTAINED). SITE GRADING MUST BE PROVIDED IN A MANNER AS TO RETAIN STORMWATER RUN-OFF WITHIN THE SITE AND PREVENT RUN-OFF INTO ADJACENT PROPERTY AS WELL AS DIRECT SURFACE WATER RUN-OFF INTO LAKES OR CANALS.



5/21/04  
 [ ] PLANS ACCEPTABLE  
 [ ] NOT ACCEPTABLE  
 BY: [Signature]



#### LANDSCAPE PLAN

SCALE 1:100



ISSUANCE FOR

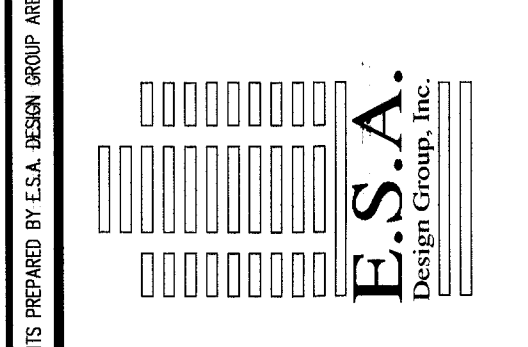
[ ] BIDDING [ ] CONSTRUCTION [ ] PERMIT

REV1  
 REV2  
 REV3  
 REV4  
 AFFIX SEAL HERE

Client: COTTAGE OF SILVER PALM  
 Address: 102 AVE & SW 232ND STREET  
 Address: MIAMI, FLORIDA  
 Phone: 305-577-0909  
 Plan: LANDSCAPE PLAN AND LEGENDS PLAN

Job No.:  
 Drawn By: As Noted  
 Scale:  
 Date: 5-10-2004  
 Lot:  
 Block:

EDWARD SILVA, ARCHITECT  
 REG. No. 0011131  
 8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186  
 (305) 275-8383 / FAX - (305) 275-8381



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ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD

☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: Bob Calan

ON: 5/21/04

ZONING EVALUATOR

☐ PLANS ACCEPTABLE

☐ NOT ACCEPTABLE

By: \_\_\_\_\_